

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** TSC Lake Ridge LLC

**Case #:** 179-R-00

**Date:** December 21, 2000

**Comments:**

1. Show the accessible route from the handicap parking spaces to the shops.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** TSC Lake Ridge LLC

**Case #:** 179-R-00

**Date:**  
12-15-00

**Comments:**  
No Comments

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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** TSC Lake Ridge LLC

**Case #:** 179-R-00

**Date:** 12/18/00

**Comments:**

1. Minimum width of required peninsula tree islands is 8'.
2. The minimum width of the landscape area buffer adjacent to abutting properties is 2 ½', unless there is a "waterway", for which the setback is 20'. Identify applicable setback requirements. Also, all of the existing trees and palms on the west side are proposed to be removed. Discuss replacement for this plant material.
3. Provide the appropriate calculations that verify that the 10' average buffer adjacent to the R.O.W. is met.
4. Make sure that interior landscape area requirements are met.
5. Verify that there is no conflict between existing and proposed shade trees.
6. Indicate any utilities (such as overhead powerlines) that would create a conflict with proposed plant material.

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**Division:** Plumbing

**Member:** Ted DeSmith  
761-5232

**Project Name:** TSC Lake Ridge LLC

**Case #:** 179-R-00

**Date:** December 17, 2000

**Comments:**

1. Provide storm water calculations

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Planning

**Member:** Angela Csinsi  
761-5984

**Project Name:** TSC Lake Ridge LLC

**Case #:** 179-R-00

**Date:** December 15, 2000

**Comments:**

Request: Parking Lot at southwest corner of US 1 and NE 13<sup>th</sup> Street.

1. Illustrate adjacent site on the site plan, extending at a minimum of 50 feet to the south of this site.
2. Discuss shifting access off of NE 13<sup>th</sup> Street to the west to line up with a driveway into the parking areas to the south.
3. Is this site under the same ownership as Sunrise Square Shopping Center?
4. Discuss removing the access from U.S. 1 and connecting the proposed lot with the Sunrise Square Shopping Center with engineering representative.
5. Restore the curb and gutter along the property line adjacent to U.S. 1 & NE 13<sup>th</sup> Street.
6. Discuss the width of the landscape islands with landscape representative.
7. Label the sidewalks on the site plan.
8. A minimum 30-inch landscape buffer is required at the rear of the site.
9. The site plan indicates that the alley will be abandoned. When will this occur and for what purpose?
10. Proposed lighting shall be shielded from residential area to the west of the site. Include photometric calculations extending out across the canal to the residential area as per ULDR Section 25.3.A.3.a, Neighborhood Compatibility Requirements, Design and Performance Standards.
11. Staff recommends providing no higher than 20' high light poles.
12. On the survey, show the right-of-way widths from the centerline on U.S. 1.
13. Discuss right-of-way requirements of the Broward County Trafficways Plan with engineering representative.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
761-5790

**Project Name:** TSC Lake Ridge LLC

**Case #:** 179-R-00

**Date:** December 21, 2000

**Comments:**

No apparent interference will result from this plan at this time.

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Division: Police

Member: Det.C.Cleary-Robitaille

Project Name: TSC Lake Ridge LLC

Case #: 179-R-00

Date: 12-15-00

Review Time:

**Comments:**

The placement of canopied trees in close proximity to light poles in the center median will block the flow of lumens and reduce photometric value in the area. Indicate by use of an overlay or letter that this conflict will not occur.

The parking lot is secluded by trees on the west and a vacant building on the southeast. At this time the alley to the west is being used both as a place to loiter and as a short cut between Federal Highway and NE 13 Street. Therefore, perimeter control is recommended for the protection of patrons and vehicles.

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**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** TSC Lake Ridge LLC.

**Case #:** 179-R-00

**Date:** 12/14/00

**Comments:**

1. Provide a revised photometric lighting plan which include the footcandle illumination values to the adjacent residential property line not to be in excess of one half (1/2) footcandle.
2. Discuss lowering the pole light fixtures to twenty (20) feet in height for compliance with Neighborhood compatibility requirements of section 47-25.3.A.3 with the Planning representative.
3. Provide a complete site plan of Sunrise Square Shopping Center parking and propose new surface parking lot to review for site circulation compliance and/or cross-access easements. If property is not owned in common provide a cross access agreement in accordance with section 47-20.5.C.1.
4. Discuss requirement for additional right-of-way dedications with Engineering representative.
5. Signs shall comply with section 47-22 of the ULDR.
6. Additional comments maybe discussed at DRC meeting.



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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
761-5123/ph  
761-5275/fax

**Project Name:** TSC Lake Ridge LLC

**Case #:** 179-R-00

**Date:** 12/21/00

**Site Plan Comments:**

1. A paving and drainage design with supportive calculations shall be required in accordance with Broward County DPEP Chapter 27 Code. Provide calculations and licensed drawings with application for building permit(s).
2. Please indicate zonings on adjacent properties. If residentially zoned the photometric plan must demonstrate less than or equal to 0.5 f.c. illumination at property lines adjacent to them.
3. Indicate whether a minimum of a ten (10 ) foot radius can be provided for entrance (north bound) into one way entrance from Federal Highway. Verify what radius is desired (if more) by FDOT.
4. Please design and provide a detail from City's Stds. and Specifications for access from N.E. 13 Street to parking lot. This detail shows transition from "F" Curb and Gutter to access with valley gutter along EOP.